



Right-of-Way Industry Forum

PI 0001757

Joe Carpenter, P.E.
P3 Division Director

Tim Matthews, P.E.
MMIP Program Manager

June 9, 2021



Disclaimer

At this meeting the Department will provide information about the project's delivery goals, anticipated scope, anticipated procurement process, and potential risks. Participants will be encouraged to ask questions during this meeting; however, **any information provided by the Department shall be considered as informational only and is subject to change.**

We Will Cover

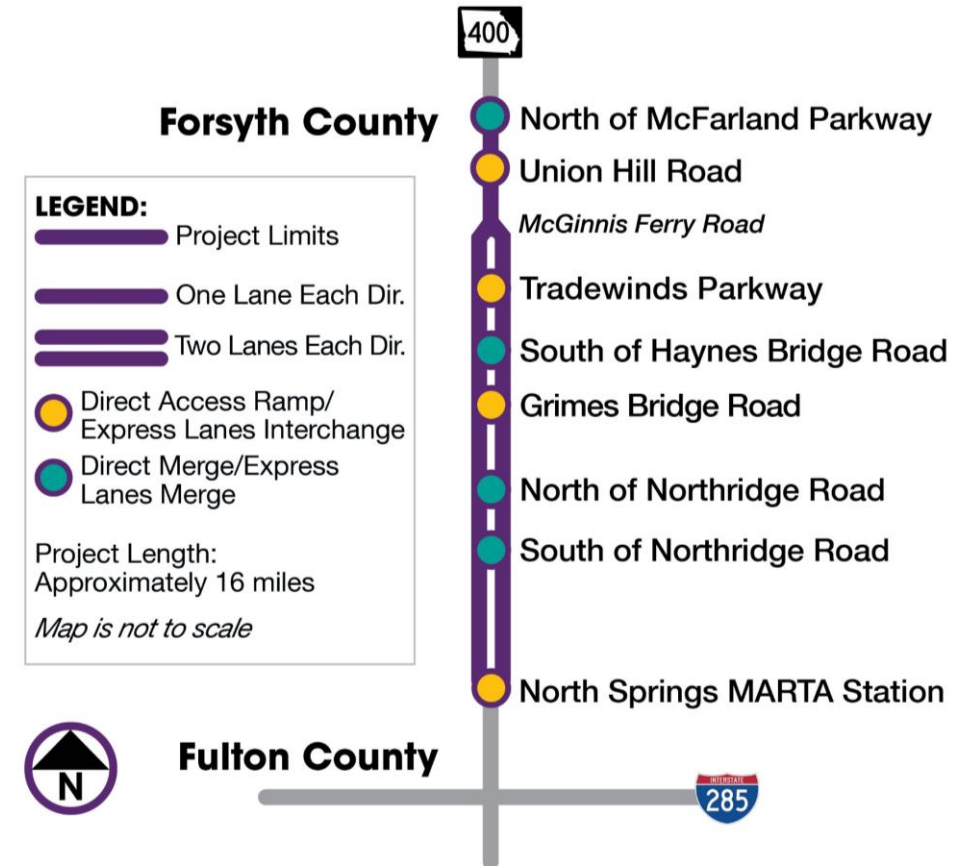
- SR 400 Express Lanes Overview
- Disadvantaged Business Enterprise (DBE) Program
- Right-of-Way (ROW) Services for the Office of Innovative Delivery (OID)
- Open Discussion



SR 400 Express Lanes Overview

SR 400 Express Lanes

- Project limits between the North Springs MARTA Station and McFarland Parkway
 - Two express lanes in each direction between the North Springs MARTA Station and McGinnis Ferry Road
 - One express lane in each direction from McGinnis Ferry Road to McFarland Parkway
 - Express Lanes Transit (ELT) in the form of Bus Rapid Transit (BRT)



Construction Start
2022



Substantial Completion
2027

Project Schedule



2017:
Environmental
Process Begins



2019:
Public
Information
Open Houses
(PIOHs)

Right-of-Way
(ROW)
Acquisition
Begins



2020:
Draft
Environmental
Assessment

Public Hearing
Open Houses
(PHOHs)



2021:
Q1
Federal
Environmental
Approval

Q3
Developer
Selection



2022:
Construction
Start

Noise Barrier
Vote



2027:
Substantial
Completion

Anticipated Developer Procurement Schedule

Activity		Date
✓	GDOT Issue Notice of Intent (NOI) to advertise RFQ	October 11, 2019
✓	Industry Forum	November 14, 2019
✓	One-on-One Meetings	November 14-15, 18, 2019
✓	GDOT Issue RFQ	February 3, 2020
✓	Proposers Statement of Qualifications (SOQ) Due	May 5, 2020
✓	GDOT Selection of Shortlist of Finalists	June 16, 2020
✓	GDOT Issue Draft Request for Proposals (RFP) #1	July 13, 2020
✓	GDOT Issue Draft Request for Proposals (RFP) #2	October 20, 2020
✓	GDOT Issue Draft Request for Proposals (RFP) #3	December 22, 2020
✓	NEPA Approval	February 5, 2021
✓	GDOT Issue Final RFP	March 23, 2021
✓	Proposals Due from Short-Listed Proposers	May 25, 2021
	GDOT Selection of Best Value Proposer/Developer	August 5, 2021
	Commercial Close	Q3 2021
	Financial Close; GDOT Issues Notice to Proceed;	Q4 2021/Q1 2022

RESTRICTION ON COMMUNICATIONS

The background image shows two individuals in a professional setting. One person, wearing a dark jacket, stands with their back to the camera, pointing at a large map or architectural plan mounted on a wall. The second person, wearing a light-colored shirt, is seated in a wheelchair and is looking at the same map. The map appears to be a technical drawing or a site plan, with various lines and text. The entire image is overlaid with a semi-transparent teal color. The title text is centered in the lower half of the image.

Disadvantaged Business Enterprises (DBE)

DBE Goals and Mentoring Program

- DBE Goals for GECs to be determined
 - PMC to provide EEO with BOEs and work types to guide goal setting
 - EEO will conduct research to identify Ready, Willing & Able DBEs
- GEC Mentoring Program
 - RFQ may require Mentoring Program Implementation Plan

Contact Information:

DBEMMIP@dot.ga.gov

404-946-5764

<http://www.dot.ga.gov/PS/Innovative/P3>

A photograph of two people, a man and a woman, looking at a large map spread out on a table. The man is standing and pointing at the map, while the woman is sitting in a wheelchair, also looking at the map. The map shows a complex road network with various labels and markings. The image has a teal overlay and a white diagonal graphic element on the right side.

Right-of-Way Services for the Office of Innovative Delivery

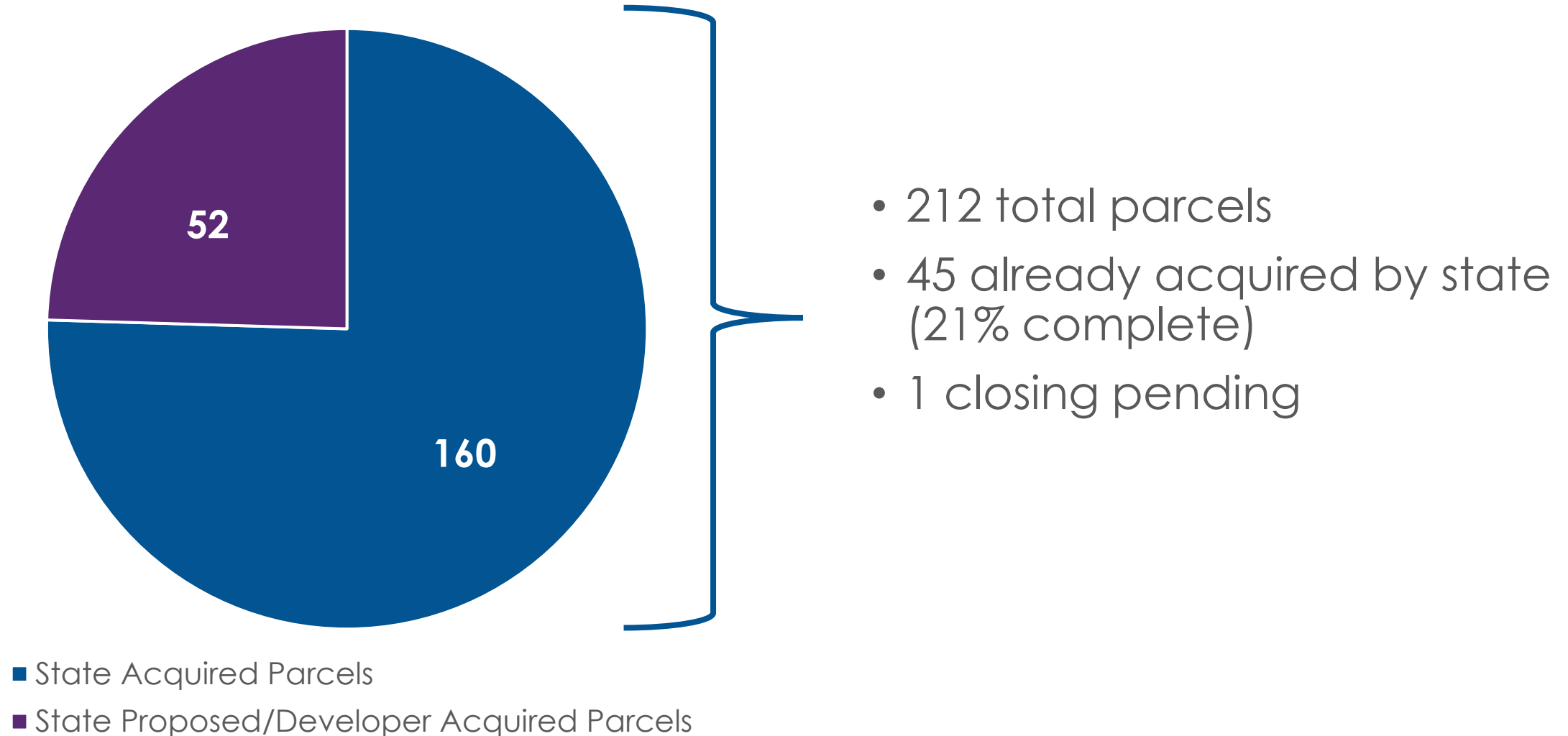
Right-of-Way Service Provider Pre-Let Roles & Responsibilities



MMIP ROW Keys to Success



Right-of-Way Acquisition



RFP Overview

- Approximately 100 parcels to be included in RFP
 - Residential and commercial impacts
 - 60 Parcels State Proposed/State Acquired (SPSAR) from Costing Plans
 - 40 Parcels identified Post-Let by Developer for MS4, Wayfinding Signs, and Express Lanes Informational Signs that are not identified in Costing Plans
 - Possible displacements
- Anticipated 18-30 months duration
- GDOT will evaluate price and technical approach
- DBE goal
- Conflict of Interest (Refer to GDOT Design-Build Manual for more info)
- Each project awarded as a separate contract
- PHOH displays available on GDOT website:
<https://gdot.maps.arcgis.com/sharing/rest/content/items/0e25ca3286b1467a8f3e38fd8475d0fd/data>

Potential Parcel Overview

Parcel No.	Parcel Availability Date (SPSA)	State Proposed/ State Acquired
594B	10/1/2022	X
630	10/1/2022	X
631	10/1/2022	X
469B	12/1/2022	X
469C	12/1/2022	X
469D	12/1/2022	X
469E	12/1/2022	X
469F	12/1/2022	X
469H	12/1/2022	X
469I	12/1/2022	X
593A	12/1/2022	X
594A	12/1/2022	X
520	12/1/2023	X-Design Contingent
521	12/1/2023	X-Design Contingent
433	12/1/2023	X-Design Contingent
434	12/1/2023	X-Design Contingent
435	12/1/2023	X-Design Contingent
458	12/1/2023	X-Design Contingent
543	12/1/2023	X-Design Contingent
548	12/1/2023	X-Design Contingent
549	12/1/2023	X-Design Contingent
550	12/1/2023	X-Design Contingent
551	12/1/2023	X-Design Contingent
552	12/1/2023	X-Design Contingent
553	12/1/2023	X-Design Contingent
554	12/1/2023	X-Design Contingent
564	12/1/2023	X-Design Contingent
565	12/1/2023	X-Design Contingent

Parcel No.	Parcel Availability Date (SPSA)	State Proposed/ State Acquired
580	12/1/2023	X-Design Contingent
581	12/1/2023	X-Design Contingent
458A	12/1/2023	X-Design Contingent
553A	12/1/2023	X-Design Contingent
594	12/1/2023	X-Design Contingent
480	12/1/2023	X-Design Contingent
599	12/1/2023	X-Design Contingent
600	12/1/2023	X-Design Contingent
487	12/1/2023	X-Design Contingent
490	12/1/2023	X-Design Contingent
498	12/1/2023	X-Design Contingent
499	12/1/2023	X-Design Contingent
615	12/1/2023	X-Design Contingent
618A	12/1/2023	X-Design Contingent
618	12/1/2023	X-Design Contingent
619	12/1/2023	X-Design Contingent
489A	12/1/2023	X-Design Contingent
497A	12/1/2023	X-Design Contingent
512	12/1/2023	X-Design Contingent
513	12/1/2023	X-Design Contingent
514	12/1/2023	X-Design Contingent
515	12/1/2023	X-Design Contingent
516	12/1/2023	X-Design Contingent
517	12/1/2023	X-Design Contingent
634	12/1/2023	X-Design Contingent
635	12/1/2023	X-Design Contingent
517B	12/1/2023	X-Design Contingent

Team Requirements

Number	Valuation/Acquisition Services
10.3.1	Appraisal Report
10.3.3	Cost to Cure Report
10.3.4	Trade Fixture Report
10.3.5	Sign Report
10.3.9	Detailed Cost Estimator
10.4.1	ROW Project Manager
10.4.2	Pre-Acquisition
10.4.3	Acquisition Manager
10.4.4	Negotiation through Closing
10.4.5	Relocation (Negotiations)
10.1.2	Relocation (Benefits Package Preparation)

Note: The Department is not mandating a minimum or maximum number of individuals required for each role as that will be evaluated in the proposal. However, this requirement will be met by providing a single individual for each if that will be the proposed solution.

Anticipated ROW Service Provider Procurement Schedule

Georgia DOT issues Public Notice Advertisement (PNA)	5/19/2021
Industry Forum – Georgia DOT	6/9/2021 2 p.m.
Georgia DOT issue Request for Proposal (RFP)	6/23/2021
Proposals Due	7/28/2021
Anticipated Award of ROW Service Provider	September 2021

THANK
YOU
For Viewing



@GeorgiaDOT



@GADeptofTrans



@gadeptoftrans



www.dot.ga.gov/MMIP